

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** Site Plan Application: SP 10-2-07/08-8/Regions Bank/5999 South University Drive

**AFFECTED DISTRICT:** District 2

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** SP 10-2-07, Regions Bank, 5999 South University Drive (B-2) Site Plan Committee recommended approval subject to the following: 1) that the stone facing be added to the three columns at the main entrance up to the bottom of the arches; 2) that the stamped-asphalt crosswalks be a random pattern of simulated stone and stained; 3) that the dumpster block stone be changed to match the stone on the building; 4) that the landscaping shown in the drainage easement would remain and if it did not, the petitioner shall come back with a revised landscape plan; and 5) that the six Washingtonian Palms at the front would be replaced with Alexander Palms

**REPORT IN BRIEF:** The petitioner requests site plan approval for a new one-story 3,820 square foot commercial bank. Pedestrian access to and from the bank is through proposed paths located at the middle points of the southern and eastern property lines. The proposed site plan illustrates a dumpster enclosure with six (6) foot high concrete walls located at the southwest corner of the site. Four (4) drive-through lanes and one escape lane is located along the westside of the building. The proposed vehicular access into the subject site is via one (1) opening from the shopping center located along the western boundary line. After vehicular traffic enters, it may maneuver through a two way drive aisle around the building. The proposed site plan meets the requirements of Land Development Code by providing twelve (12) standard parking spaces and one (1) handicap space, for a total of 13 spaces.

The architecture of the building reflects a modern design including clean horizontal/vertical lines and black awnings and window frames. The building's finishes consist of stucco, reveals, stone, and standing seam metal roof. The exterior of the building is painted with the following colors: "Extra White" (trim and medallions of the building), "Crisp Linen" (main body of the building), and "Champagne" (roof).

The proposed commercial bank can be considered compatible with both existing and allowable commercial uses and properties along University Drive. The attached plans reflect all conditions imposed by the Site Plan Committee at the January 14, 2009 meeting.

**PREVIOUS ACTIONS:** N/A

**CONCURRENCES:** At the November 18, 2008 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to table to the first meeting in January, 2009 (tentatively scheduled for January 14th). In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 3-0)**

At the January 14, 2009 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve subject to the following: 1) that the stone facing be added to the three columns at the main entrance up to the bottom of the arches; 2) that the stamped-asphalt crosswalks be a random pattern of simulated stone and stained; 3) that the dumpster block stone be changed to match the stone on the building; 4) that the landscaping shown in the drainage easement would remain and if it did not, the petitioner shall come back with a revised landscape plan; and 5) that the six Washingtonian Palms at the front would be replaced with Alexander Palms. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Planning Report, Site Plan

**Exhibit "A"****Application:** SP 10-2-07/08-8/Regions Bank**Original Report Date:** 11/7/08

01/20/09

**Phone:** (954) 993-7476**Revision(s):****Petitioner:****Name:** Interplan, LLC.**Address:** 8991 Lancaster Street**City:** Tamarac, Florida 33321**Phone:** (954) 495-9936

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**Background Information****Application Request:** The petitioner requests site plan approval for a Commercial Bank**Address:** 5999 South University Drive**Location:** Generally located at the northwest corner of University Drive and Stirling Road**Future Land****Use Plan Map:** Commercial**Existing Zoning(s):** B-2, Community Business District**Existing Use(s):** Fast Food Restaurant (Miami Subs)**Parcel Size:** 0.95 acres (41,402 sq. ft.)**Proposed Use(s):** Commercial Bank (Regions Bank)**Proposed Density:** n/a

<b><u>Surrounding Use(s):</u></b>		<b><u>Surrounding Land</u></b>		
		<b><u>Use</u></b>	<b><u>Plan</u></b>	<b><u>Map</u></b>
<b>North:</b>	Shopping Center	<b><u>Designation(s):</u></b> Commercial		
<b>South:</b>	Monterra Park (Cooper City)	Commercial		
<b>East:</b>	Gas Station	Commercial		
<b>West:</b>	Shopping Center	Commercial		

	<b><u>Surrounding Zoning(s):</u></b>
<b>North:</b>	B-2, Community Business District
<b>South:</b>	PMUD, Plan Mix Use Development (Cooper City)
<b>East:</b>	B-2, Community Business District
<b>West:</b>	B-2, Community Business District

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## **Zoning History**

**Related zoning history:**

**Concurrent Request(s) on same property:** n/a

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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-24 (J)(5))*, the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

*Land Development Code (Section 12-83)*, Conventional Nonresidential Development Standards for B-2, Community Business District, minimum lot area 52,500 sq. ft., minimum lot frontage 200', maximum height is 35', maximum building ratio is 40%, and minimum open space requirement is 30%.

*Land Development Code (Section 12-208(A))*, requirements for off-street parking.

*Land Development Code (Section 12-205 (5))*, requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

*Land Development Code (Section 12-107)*, site landscaping requirements for commercial and industrial districts over twenty thousand square feet of gross site area.

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 5. This Planning Area is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

### **Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Element, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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**Application Details**

1. *Site:* The proposed site plan consists of a new one-story 3,820 square foot commercial bank. Pedestrian access to and from the bank is through proposed paths located at the middle points of the southern and eastern property lines. The proposed site plan illustrates a dumpster enclosure with six (6) foot high concrete walls located at the southwest corner of the site. Four (4) drive-through lanes and one escape lane is located along the westside of the building.
2. *Architecture:* The architecture of the building reflects a modern design including clean horizontal/vertical lines and black awnings and window frames. The building's finishes consist of stucco, reveals, stone, and standing seam metal roof. The exterior of the building is painted with the following colors: "Extra White" (trim and medallions of the building), "Crisp Linen" (main body of the building), and "Champagne" (roof).
3. *Access and Parking:* The proposed vehicular access into the subject site is via one (1) opening from the shopping center located along the western boundary line. After vehicular traffic enters, it may maneuver through a two way drive aisle around the building. The proposed site plan meets the requirements of Land Development Code by providing twelve (12) standard parking spaces and one (1) handicap space, for a total of 13 spaces.
4. *Lighting:* The lighting design meets the minimum illumination standards of the Land Development Code requirements. This application has not been reviewed for compliance with the proposed "night sky" requirements.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and B-2,

Community Business District. The landscape plan indicates Live Oak, Silver Buttonwood, as well as Cabbage Palm are proposed along the perimeter, as well as along rights-of-way adjacent to the subject site and within the landscape areas adjacent to the proposed building. In addition, the proposed project exceeds the open space ratio requirement of 30% by providing a total area of 13,960 square feet or approximately 33.7%.

All plant material within the required 25'x 25' site triangle is 36 inches in height. Furthermore, all trees on-site are maintaining the minimum requirement of 15' from light poles.

7. *Drainage:* The petitioner is in the process of obtaining approval from Central Broward Water Control District (CBWCD) and preliminary reviews have been conducted. CBWCD approval is required prior to the Planning & Zoning signing-off the site plan and the issuance of any development permits (see attached petitioner's letter regarding CBWCD approval).
8. *Trails:* Driftwood Park Trail extends along University Drive adjacent to the subject site. This recreational trail accommodates leisure activities and allows pedestrians to access numerous Davie parks and other trails.
9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire. The applicant obtained concurrency from all Town departments.
10. *Compatibility:* The proposed commercial bank can be considered compatible with both existing and allowable commercial uses and properties along University Drive.

### **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

1. As shown on plans you are not providing the required landscape buffer. Correct plans.
2. Demonstrate internal circulation for emergency vehicles, garbage trucks or moving trucks with hidden or dashed line, thirty-eight (38') foot inner radii and fifty (50') foot outer radii per § 12-205 (1).
3. Central Broward Water Control District (CBWCD) approval is required prior to the final site plan approval.

**Engineering Division:**

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**Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Police Station on December 4, 2007 and December 11, 2007. Attached is the petitioner's Citizen Participation Report.

The petitioner's site design meets the intent of the B-2, Community Business District. The propose site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The Commercial project will be compatible with both the Comprehensive Plan and the Future Land Use Plan Map designation of Commercial.

Staff finds that the site plan complies with the general purpose of the proposed B-2, Community Business District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with both existing and allowable commercial uses and properties along University Drive.

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

At the November 18, 2008 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to table to the first meeting in January, 2009 (tentatively scheduled for January 14th). In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – absent; Mr. Evans – yes. **(Motion carried 3-0)**

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*File Location: P&Z\Development Applications\Applications\SP\_Site Plan\SP\_07\SP 10-2-07 Regions Bank*

Exhibit 1 (1,000' Mail-out Radius Map)

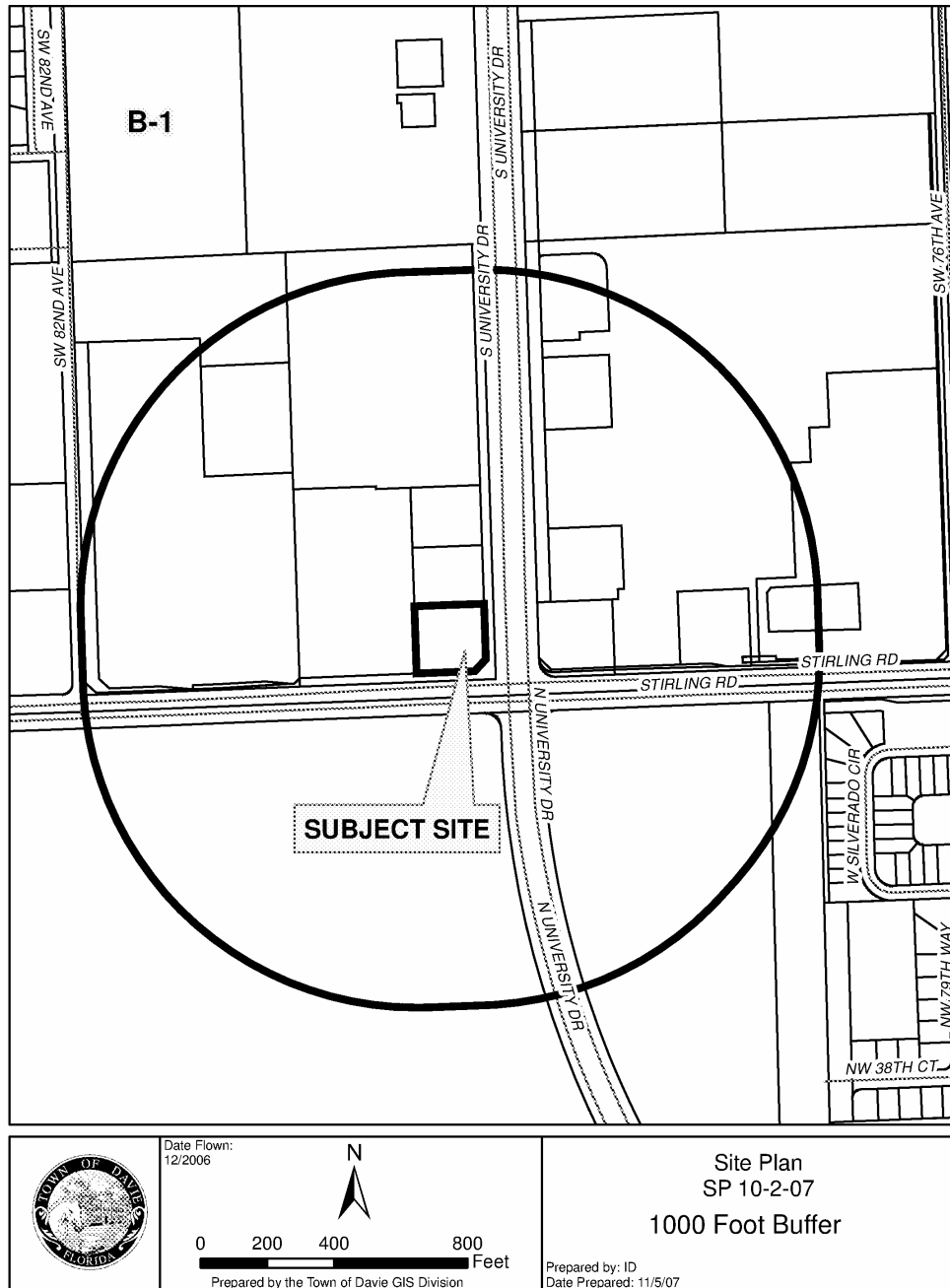




Exhibit 2 (1,000' Mail-out)

**SP 10-2-07**

CFT DEVELOPMENTS LLC  
1683 WALNUT GROVE AVE  
ROSEMEAD CA 91770

**SP 10-2-07**

FLORIDA DEPT OF TRANSPORTATION  
OFFICE OF RIGHT OF WAY  
3400 W COMMERCIAL BLVD  
FORT LAUDERDALE FL 33309-3421

**SP 10-2-07**

HOME DEPOT U S A INC  
% NW BLDG C 20 FLR  
2455 PACES FERRY ROAD  
ATLANTA GA 30339

**SP 10-2-07**

LAKESIDE TOWN SHOPS (E&A) LLC  
1901 MAIN ST SUITE 900  
COLUMBIA SC 29201

**SP 10-2-07**

LAKESIDE TOWN SHOPS LTD  
% OFFICEMAX NORTH AMERICA INC  
300 S E 2 ST  
FORT LAUDERDALE FL 33301

**SP 10-2-07**

LANTANA SQUARE SHOPPING CTR LTD  
1645 SE 3 CT STE 200  
DEERFIELD BEACH FL 33441

**SP 10-2-07**

MOBILE OIL CORP  
PROPERTY TAX DIVISION  
PO BOX 4973  
HOUSTON TX 77210

**SP 10-2-07**

SHORTYS II INC  
9150 SW 87TH AVE STE 205  
MIAMI FL 33176-2313

**SP 10-2-07**

STEAK N SHAKE OPERATIONS INC  
500 CENTRY BUILDING  
PO BOX 26088  
PLANO TX 75026-0888

**SP 10-2-07**

STENA INC  
8861 N LAKE DASHA DR  
PLANTATION FL 33324-3029

**SP 10-2-07**

TARGET CORPORATION  
% PROP TAX DEPT/T-2022  
PO BOX 9456  
MINNEAPOLIS MN 55440-9456

**SP 10-2-07**

TRAPEZA INC  
4151 SW 131 AVE  
DAVIE FL 33330

**SP 10-2-07**

UNIVERSITY CREEK ASSOC I LTD  
% SOUTHEAST PROP ASSOC  
1645 SE 3RD COURT SUITE 200  
DEERFIELD BEACH FL 33441

**SP 10-2-07**

WACHOVIA BANK NATIONAL  
ASSOC  
PO BOX 36246  
CHARLOTTE NC 28236

**SP 10-2-07**

WALDREP ENTERPRISES LTD  
3707 NW 110 AVE  
OCALA FL 34482

**SP 10-2-07**  
Current Occupant  
5901 University Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5989 University Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5999 University Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
8025 Stirling Rd  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5905 University Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5907 University Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5909 University Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5911 University Dr  
Davie, FL 33328

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5913 University Dr  
Davie, FL 33328

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5915 University Dr  
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5943 University Dr  
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5945 University Dr  
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5947 University Dr  
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5949 University Dr  
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Davie, FL 33328

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5959 University Dr  
Davie, FL 33328

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5961 University Dr  
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5963 University Dr  
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5965 University Dr  
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5967 University Dr  
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5969 University Dr  
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5971 University Dr  
Davie, FL 33328

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5973 University Dr  
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5975 University Dr  
Davie, FL 33328

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5977 University Dr  
Davie, FL 33328

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5979 University Dr  
Davie, FL 33328

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5981 University Dr  
Davie, FL 33328

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5983 University Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5985 University Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5831 University Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5801 University Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5900 SW82 Ave  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
5990 SUniversity Dr  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
7611 Stirling Rd  
Davie, FL 33328

**SP 10-2-07**  
Current Occupant  
8100 Stirling Rd  
Davie, FL 33024

Exhibit 3 (Public Participation Notice)



933 LEE ROAD, FIRST FLOOR  
ORLANDO, FL 32810  
PH 407.645.5008  
FX 407.629.9124

**MEETING NOTICE**

November 26, 2007

(Address)

**RE: Citizen Participation Plan Meeting for: Regions Bank  
Project Number: SP 10-2-07**

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Regions Bank for a parcel located at 5999 South University Drive. Our application proposes converting the existing Miami Subs Restaurant to a Regions Bank by remodeling the interior and the exterior of the building. Scope of work includes, but not limited to, construction of a drive-thru canopy, paving, landscaping, etc. Please find enclosed a site plan and location map.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings:

First Citizen Participation Meeting:

Date: December 4, 2007

Time: 6:00 p.m. to 7:00 p.m.

Location: Town of Davie, Town Hall, Community Room

Second Citizen Participation Meeting:

Date: December 11, 2007

Time: 6:00 p.m. to 7:00 p.m.

Location: Town of Davie, Town Hall, Community Room

If you wish to submit written comments, please send them to:

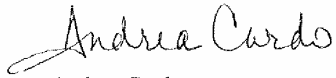
Andrea Cardo for  
Regions Bank c/o Interplan, LLC  
8991 Lancaster Street  
Tamarac, FL, 33321

ARCHITECTURE • ENGINEERING • PROJECT MANAGEMENT • INTERIOR DESIGN • AA 003420 • CA 8660  
ORLANDO DALLAS CHICAGO ATLANTA  
development services for restaurant, retail, hospitality and commercial programs • [www.interplanorlando.com](http://www.interplanorlando.com)

INTERPLAN LLC

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,  
Interplan, LLC

A handwritten signature in black ink that reads "Andrea Cardo". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrea Cardo  
Team Manager / Site Development

Attachments:

Location Map  
Site Plan

cc: Town of Davie Planning and Zoning  
Town of Davie Clerk's Office  
File

Exhibit 4 (Public Participation Sign-in Sheets)

SIGN IN SHEET  
PUBLIC PARTICIPATION MEETING I.

12.4.07  
(Date)

NAME	ADDRESS	PHONE
Lorraine Manzi	5425 S. WYN. DR.	954-434-6606

SIGN IN SHEET  
PUBLIC PARTICIPATION MEETING II.

12.11.07  
(Date)

NAME	ADDRESS	PHONE
Theodore Karadallias	4151 SW 131 <sup>st</sup> AV. DAVIE	954-570-109.

Exhibit 5 (Public Participation Report)

## INTERPLAN

933 LEE ROAD, FIRST FLOOR  
ORLANDO, FL 32810  
PH 407.645.5008  
FX 407.629.9124

### SUMMARY OF PUBLIC PARTICIPATION MEETINGS

January 10, 2008

Town of Davie  
Attn: Lise Bazinet  
Development Service Department  
Planning and Zoning Division  
6591 Orange Drive  
Davie, FL 33314

**RE: Citizen Participation Plan for: Regions Bank  
Project Number: SP 10-2-07**

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we Interplan in care of Regions Bank advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to two (2) Public Participation Meetings, located at the Town of Davie Community Hall, 6591 Orange Drive, Davie, Florida, 33314 on December 4, 2007, at 6:00 p.m. and on December 11, 2007, at 6:00 p.m. The above scheduled meetings were held and the following is a summary of the key issues brought up by Town of Davie property owners:

**Public Participation Meeting I:** Regions / Interplan representative, Andrea Cardo, presented the project and described the location to Loraine Manzi, shopping center tenant who was in attendance at the meeting held on December 4, 2007, at the Town of Davie Community Hall. Ms. Manzi requested information concerning shopping center internal traffic flow and roadway curb cuts onto University Drive and Stirling Road. Ms. Cardo explained all internal access points and shopping center curb cuts to the outparcel will remain intact and no proposed changes to either are being requested for the project from the Town of Davie. Ms. Manzi also expressed a concern for shopping center maintenance and upkeep. Ms. Cardo referred her to either the property management company or the property owner.

**Public Participation Meeting II:** Regions / Interplan representative, Andrea Cardo, presented the project with proposed site and building upgrades to Theodore Karachalias, Sr., property owner who was in attendance at the meeting held on December 11, 2007, at the Town of Davie Community Hall. With no other participants present, the meeting was concluded.

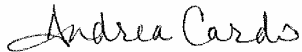


INTERPLAN LLC  
Regions – Davie, FL  
January 10, 2008  
Page 2

Regions / Interplan representative, Andrea Cardo, received no letters or phone calls from the public prior to either the first or second Public Participation Meetings.

We, Regions / Interplan, hope the above information fulfilled the requirement of the Public Participation Ordinance concerning the application for Regions Bank, project number SP 10-2-07.

Sincerely,  
**Interplan, LLC**



Andrea Cardo  
Team Manager / Site Development

cc: File

**SUMMARY OF DISCUSSION**  
**AT PUBLIC PARTICIPATION MEETING I.**

Regions / Interplan representative, Andrea Cardo, presented the project and described the location to Loraine Manzi, shopping center tenant who was in attendance at the meeting held on December 4, 2007, at the Town of Davie Community Hall.

Ms. Manzi requested information concerning shopping center internal traffic flow and roadway curb cuts onto University Drive and Stirling Road. Ms. Cardo explained all internal access points and shopping center curb cuts to the outparcel will remain intact and no proposed changes to either are being requested for the project from the Town of Davie.

Ms. Manzi also expressed a concern for shopping center maintenance and upkeep. Ms. Cardo referred her to either the property management company or the property owner.

With no other participants present the meeting was concluded.

Regions / Interplan representative, Andrea Cardo, received no letters or phone calls from the public prior to the first Public Participation Meeting for attachment to this summary.

**SUMMARY OF DISCUSSION**  
**AT PUBLIC PARTICIPATION MEETING II.**

Regions / Interplan representative, Andrea Cardo, presented the project with proposed site and building upgrades described to Theodore Karachalias, Sr., property owner who was in attendance at the meeting held on December 11, 2007, at the Town of Davie Community Hall.

With no other participants present the meeting was concluded.

Regions / Interplan representative, Andrea Cardo, received no letters or phone calls from the public prior to the second Public Participation Meeting for attachment to this summary.

Exhibit 6 (Applicant's letter regarding CBWCD)

## INTERPLAN LLC

933 LEE ROAD, FIRST FLOOR  
ORLANDO, FL 32810  
PH 407.645.5008  
FX 407.629.9124

November 10, 2008

**Lise Bazinet**  
**Town of Davie**  
6591 Orange Drive  
Davie, FL 33314

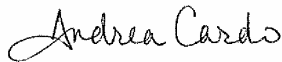
**RE: Regions Bank – University & Stirling**  
**Project Number: SP 10-2-07**  
Interplan Number: 002007.0136.00 / FLSE06174DN  
Central Broward Water Control District Permit

Dear Ms. Bazinet,

Please be advised, we are in the process of gaining permit approval from the Central Broward Water Control District for the above mentioned project. Although not yet fully confirmed, we believe we will be placed on the Board's agenda to be heard at their December 10<sup>th</sup> hearing, thereby having full approval one week prior to the Town Council hearing to be held on December 17<sup>th</sup>.

Should you have any questions or need any further information, please do not hesitate to contact me.

Thank you,  
**Interplan, LLC**



Andrea Cardo  
Team Manager / Site Development

cc: Michael Crowley, CBWCD  
Greg Neblock / File, Interplan, LLC  
Ulrike Branstetter, Interplan, LLC  
Rick Kriemeyer, Interplan, LLC  
Robert Pinthieve, Interplan, LLC  
Dion Ross, Interplan, LLC

Exhibit 7 (Future Land Use Map)

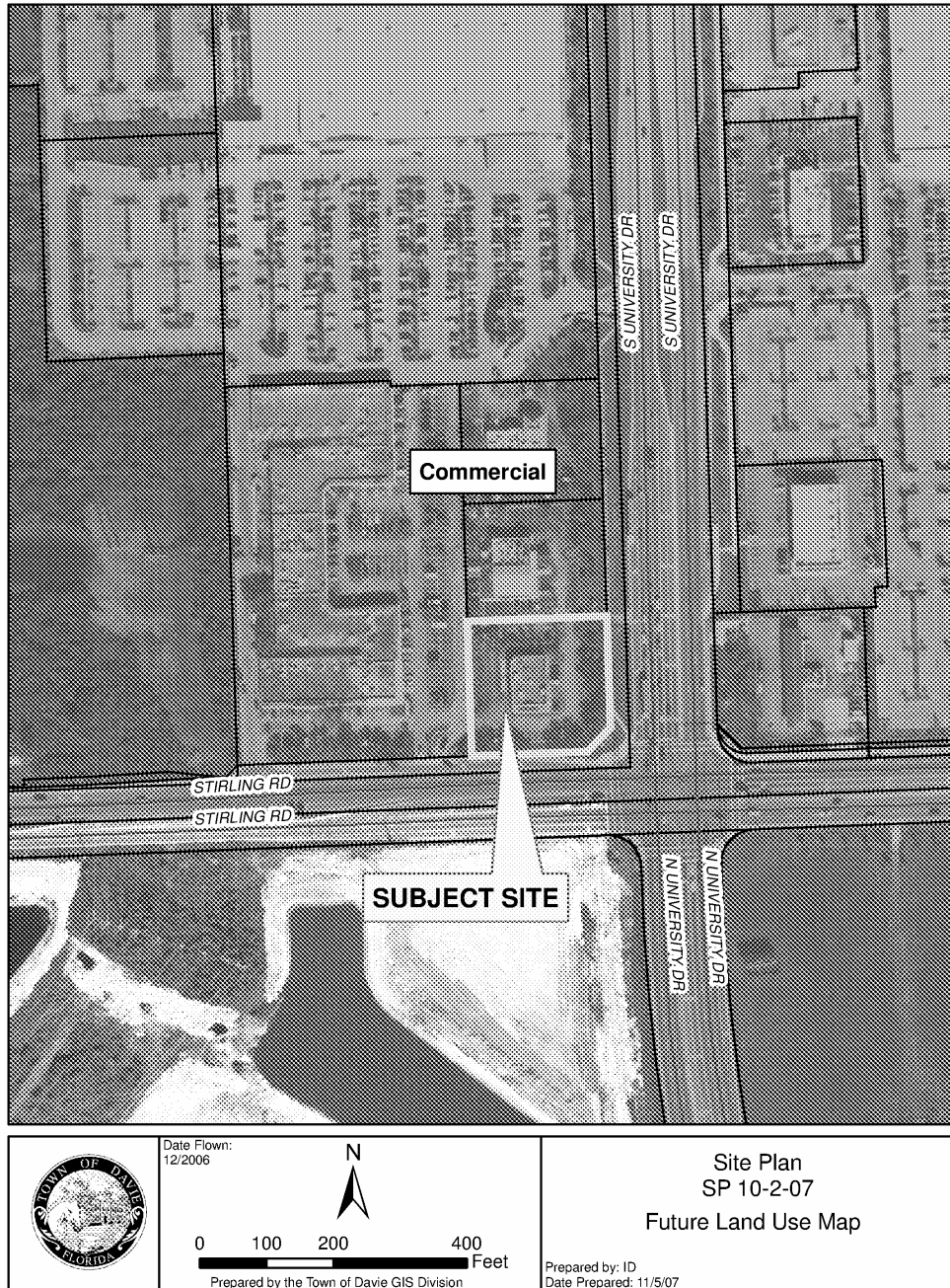


Exhibit 8 (Aerial, Zoning, and Subject Site Map)

